

## Staff Report

**Date of Meeting:** August 19, 2004  
**Project Manager:** Trey Fletcher, AICP  
**Email:** [tfletcher@cstx.gov](mailto:tfletcher@cstx.gov)

**Item:** Public hearing, discussion, and possible action on an Ordinance amending the Comprehensive Plan by amending the Land Use Plan and Thoroughfare Plan for a 1,282.09-acre tract located east of SH 6 between the Pebble Creek subdivision and the College Station City Limits.

**Staff Recommendation:** Staff recommends approval of the Comprehensive Plan Amendment (inclusive of the land use and thoroughfare plan amendments) as requested, with three exceptions:

- ❑ The 17.18-acre tract proposed for Regional Retail should remain Industrial/R&D; and,
- ❑ The Major Collector 'spine' should be classified as a Minor Arterial with a 90' ROW and raised median.
- ❑ The initial entrance road to the development is proposed as a Minor Collector, staff recommends that this thoroughfare should be classified as a Major Collector as it will also facilitate turning movements and additional capacity is warranted through the proposed Regional Retail areas near the freeway.

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**1) Applicant:** Paul Clarke, G.P. / Animate Habitat, Ltd.

### **2) Applicant Request**

- a) **Land Use Plan:** The applicant is requesting to amend the Comprehensive Land Use Plan element as indicated on the attached maps. The tables below indicated potential residential build-outs under the existing land use plan designations and the proposed land use designations. The resulting values are generally greater than what the developer anticipates constructing overall, but is representative of the potential associated with each of the proposed land use plan classifications. The developer is anticipating approximately 1300 – 1500 dwelling units overall.

Existing Condition					
LUP Designation		Acres	DU	PPH	Population
Low Density	Low (0.33)	432.0	143	2.9	413
	Medium (1.1667)		504	2.9	1,462
	High (2)		864	2.9	2,506
Rural	High (0.33)	619.5	204	2.9	593
<b>TOTAL</b>		<b>Low</b>			<b>1,006</b>
		<b>Medium</b>			<b>2,055</b>
		<b>High</b>			<b>3,098</b>

Proposed Condition					
LUP Designation		Acres	DU	PPH	Population
Medium Density	Low (3)	842.85	2,529	2.9	7,333
	Medium (4.5)		3,793	2.9	10,999
	High (6)		5,057	2.9	14,666
High Density	Low (7)	92.86	650	2.9	1,885
	Medium (8)		743	2.9	2,154
	High (9)		836	2.9	2,424
Attached	Low (10)	44.14	441	2.9	1,280
	Medium (15)		662	2.9	1,920
	High (20)		883	2.9	2,560
<b>TOTAL</b>		<b>Low</b>			<b>10,498</b>
		<b>Medium</b>			<b>15,074</b>
		<b>High</b>			<b>19,649</b>

- b) **Thoroughfare Plan:** The applicant is requesting to amend the Thoroughfare Plan element as indicated below and reflected on the attached maps.

	ROW	Changes Proposed
Pebble Creek Parkway	70	Terminate at unnamed minor arterial
Lakeway Drive	70	Conform to localized conditions and terminate at unnamed minor arterial
Unnamed Minor Arterial	90	New, to align with grade separation at Nantucket Drive to Lakeway Drive
Unnamed Major Collector*	70	New, serve as 'spine' of development, generally connecting the SH 6 area to through ultimately to Peach Creek Road
Unnamed Major Collector	70	New, from SH 6 frontage road to unnamed minor arterial
Unnamed Minor Arterial	90	Deleted through TWS property
Unnamed Minor Collector	60	New, to serve as initial access to development and become secondary upon completion of planned grade separation at Nantucket Drive

### 3) Property Background

The request involves two large tracts comprising total of approximately 1282 acres in support of a "master-planned community." The tracts were annexed in 1996.

Both staff and the applicant have been actively engaged in analyzing this comprehensive plan amendment through a number of meetings initiated by a Pre-Application Conference (PAC) on April 12, 2004. City staff from various departments that would have an interest in the outcome of this process have been involved in such meetings, internally and with the applicant. The departments involved include Development Services, Public Works, Utilities, Parks and Recreation, and the City Manager's Office.

A meeting has been scheduled with the Nantucket Preservation Association for Thursday, August 12<sup>th</sup> to solicit input. The results of which will be disseminated to the Commission.

- a) **Zoning** – Both parcels are zoned A-0, Agricultural-Open, which was established upon annexation.
- b) **Existing Land Use** – Generally undeveloped, a number of active oil wells exist throughout.
- c) **Access** – The development currently has frontage along the SH 6 frontage road.
- d) **Utilities** – All utilities will have to be extended to the development.

## Staff Analysis

In general, the following concepts have been reviewed for each parcel:

- e) The Unified Development Ordinance states that the Land Use Plan "shall be amended only based upon changed or changing conditions in a particular area or in the City."**

Areas south of Alum Creek, both in the City and in the ETJ sustain land use plan designations of Single-family Residential Low Density and Rural, as they have since the development of the Comprehensive Plan in 1997. This is generally due to the lack of utility infrastructure to support development. New development and consequently population growth continues to occur in south College Station and this proposed development is a reflection of this trend.

- f) The proposed amendment should be consistent with the goals, objectives, policies and overall vision of the Comprehensive Plan.**

The proposed amendment is in general compliance and consistent with the Comprehensive Plan. Thoroughfare connectivity is shown in three directions and the most intense land uses are situated near the SH 6 with good access. The development also shows Retail Neighborhood opportunities in a centralized portion of the development that should serve the surrounding community reducing trip lengths.

- g) The subject parcels are suitable for the proposed land use designation based upon access, availability of utilities, consistency with existing and planned uses, environmental constraints and compatibility with neighborhoods.**

**Access** will be significantly enhanced by this development and through TxDOT projects planned within the SH 6 corridor. The primary thoroughfare for this development is shown to connect to a planned grade separation at Nantucket Drive. According to TxDOT, this project will be constructed in a series of phases and the referenced grade separation should be operational by 2008. Connectivity will also occur through the extension Lakeway Drive and Pebble Creek Parkway from the north. The main thoroughfare of the development is planned to connect to Peach Creek Road to the east as well. The 17.18-acre tract located north of Alum Creek is presently shown as Industrial/R&D; the applicant has requested to show this as Regional Retail. Generally, staff does not support this designation due to the fact that the tract is "cut off" from the Regional Retail areas located to the south by Alum Creek, the larger area surrounding the tract is also designated for Industrial/R&D, and the proposed retail area does not satisfy the access and visibility objectives of the Comprehensive Plan.

The **availability of utilities** has been addressed in a report prepared by a consultant to College Station Utilities. Water is available in the area but must be extended to serve this development. Wastewater collection lines will also have to be extended for treatment at the Lick Creek Wastewater Treatment Plant located to the north of the tract. A detailed assessment of these requirements is attached.

The **consistency** with existing and planned uses in the area is significant. Many recent developments in southern College Station have been seeking to incorporate increased amounts of open and green space for both recreation and conservation purposes. The development does wrap around the north side of the Texas World Speedway. According to their website, 34 events are scheduled to run between August 14, 2004 and February 27, 2005. Steps should be taken by the developer to ensure that the proximity of the racing facility is not detrimental to the sustainability of the Animate Habitat development.

**Figure 1: Texas World Speedway**

**Animate Habitat development and lake located in upper right-hand corner**



**Source:** <http://www.texasworldspeedway.com/pics/gallery1.htm>

Staff has become familiar with a number of state or Federal **environmental constraints** that may impact these parcels. Alum Creek is a major feature of this area. The creek merges with Lick Creek in the Lick Creek Park area north of the development. Numerous discussions have occurred with the City of College Station, the Brazos Valley Solid Waste Management Agency (BVSMA) and other conservation organizations to address the development of a greenway corridor along Alum Creek, provision of mitigation sites for off-site development by BVSMA, and conservation of ecological sensitive areas distributed throughout the development. Notwithstanding regulatory controls, the parcels are heavily wooded with numerous creeks and significant topographical features compared to most of the urbanized areas in College Station. Care should be taken to conserve these features to the greatest extent practicable.

- h) The proposed amendment will not create pressure to change the land use designation of other properties, unless the change is in the long-term interests of the community.**

Due to the lack of significant development pressure to the south and east of the Pebble Creek area, inclusive of territory inside the City and ETJ and the scale of this development future land use and thoroughfare planning are anticipated to address the regional context of these changes.

#### **4) Staff Recommendation**

Staff recommends approval of the Comprehensive Plan Amendment (inclusive of the land use and thoroughfare plan amendments) as requested, with three exceptions:

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